

## **MENOMONIE PLAN COMMISSION**

A regular meeting of the Menomonie Plan Commission was called to order at 7:00 p.m. on March 28, 2005 in the City Hall Council Chambers by Chairman Peltier. Other members present included Beety, Carlson, Kell, Kregness, Pierson, and Schwebs. Also present were Eide, Miller, Jones, Schofield, Dahl, and Prange. Members of the public included Harness, Wiatr, Madsen, Solberg, and McIntrye. A motion was made by Kregness, seconded by Beety to approve the minutes of the February 28, 2005 meeting. Motion carried.

The chairman opened the public hearing relating to the proposed use of Tax Increment District [TID] # 12 to assist with the funding of improvements proposed for Tax Increment District # 15. A majority of the funding from the donor district will go toward the Mabel Tainter Memorial improvements. Mary Solberg and Linda McIntrye both spoke in support of using TID # 12 to donor funds in support of the Mabel Tainter Memorial building improvement project in TID # 15. At that point the chairman closed the hearing and opened the Items of Discussion section of the agenda. A motion was made by Peltier, seconded by Pierson to adopt a resolution favorably recommending City Council approval of the project plan amendment allowing the use of TID # 12 as a donor district to TID # 15. Motion carried.

The Menomonie School District Superintendent, Jesse Harness, presented information on behalf of the high school seeking approval for the placement of six (6) directional signs at various locations throughout the community. Mr. Harness reviewed each of the locations and presented a prototype of the sign. He indicated that the signs will be 24" X 24", the same as the directional signs currently used for city parks. He also stated that the school district would pay for all costs associated with the construction, installation, and maintenance of the signs. A motion was made by Schwebs, seconded by Kell to approve the placement of high school directional signs in public right-of-way at the discretion of the city and school administration. Motion defeated: Ayes - 3, Nays - 4. A motion was made by Beety, seconded by Peltier to approve six (6) high school directional signs at the locations proposed by the school district with that body bearing all the costs of construction and installation by city forces. Motion carried.

A motion was made by Beety, seconded by Carlson to reaffirm last month's motion recommending City Council approval of an ordinance amendment to allow twin home developments as Conditionally Permitted uses in the Limited and Multiple Family zones. Motion carried.

A motion was made by Beety, seconded by Kregness to approve the Larry/Laurel Madsen CSM contingent on City Council approval of the development agreement allowing access through city property and addressing the current and future street construction costs. Motion carried.

Josh Miller from Cedar Corporation presented the draft Agricultural and Natural Resources section of the revised Comprehensive Plan. He presented a number of maps delineating soils, wetlands, and other topographic conditions. This information was presented as a draft with possible approval at the April Plan Commission meeting.

The public works director reviewed a mile and one half plat review/extraterritorial zoning map prepared by Dunn County for the city and surrounding towns to consider for a future plat/zoning boundary line. No input had been received from any of the affected towns, and the joint meeting with those bodies is scheduled for later in April. It is anticipated that feed back will be received at that meeting and presented for Plan Commission discussion in April.

The public works director and building inspector reviewed a memorandum from that department outlining concerns with the addressing of building and properties in the city. The Commission acknowledged the issue and asked that options be brought back for discussion and possible action at a future meeting.

A motion was made by Beety, seconded by Peltier to approve the Shore Haven CSM and the eleven (11) unit condominium plat as presented. Motion carried.

A motion was made by Beety, seconded by Kell to approve the Dancing Oaks CSM and recommend City Council approval of the final twin home plat and right-of-way dedication including the Dunn County property for the Wilson Avenue extension as presented. Motion carried.

A motion was made by Beety, seconded by Pierson to adjourn. Motion carried.

Respectfully Submitted,

Lowell R. Prange  
Recording Secretary

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